

**MINUTES OF THE DRAPER CITY PLANNING COMMISSION MEETING HELD
ON THURSDAY, APRIL 25, 2013 IN THE DRAPER CITY COUNCIL CHAMBERS**

“This document, along with the digital recording, shall constitute the complete minutes for this Planning Commission meeting.”

PRESENT: Vice-Chairperson Leslie Johnson; Planning Commissioners Jeff Head, Kent Player, and Marsha Vawdrey

ABSENT: Chairperson Jeff Gilliland; Planning Commissioner Ryan Clerico

STAFF PRESENT: Doug Ahlstrom, Russ Fox, Dan Boles, Carolyn Prickett, and Angie Olsen

ALSO PRESENT: Roll on File

Study Meeting:

[6:18:09 PM](#)

Study Business Items: The Commissioners reviewed the application for the business meeting and addressed questions to staff members.

Business Meeting:

Vice-Chairperson Johnson explained the rules of public hearings and called the meeting to order at [6:31:29 PM](#).

[6:32:09 PM](#)

- 1.0 **Action Item: Approval of minutes from the March 7, 2013, March 21, 2013 and April 4, 2013 Planning Commission meetings.**

[6:32:17 PM](#)

- 1.1 **Motion.** Commissioner Vawdrey made a motion to approve the minutes of the Planning Commission meetings held on March 7, March 21, and April 4, 2013 as presented. Commissioner Player seconded the motion.

[6:32:36 PM](#)

- 1.2 **Vote.** A roll call vote was taken with Commissioners Vawdrey, Player, and Vice-Chairperson Johnson voting in favor of approving the minutes. Commissioner Head was not present when this vote was taken.

[6:32:55 PM](#)

- 2.0 **Public Hearing: On the request of Troy Dana to rezone 1.52 acres at 13105 South Boulter Street from RA-1 Residential Agricultural zone to the RA-2 Residential Agricultural zone. The application is otherwise known as the Troy Dana Zoning Map Amendment Request, Application #130311-13105S.**

[6:33:19 PM](#)

- 2.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated April 16, 2013, Senior Planner Dan Boles reviewed the details of the proposed application. He reviewed an aerial map and highlighted the location of the subject property, noting it is 1.52 acres in size and its current zoning designation is RA1. He then reviewed the General Plan map noting that the surrounding area is planned for low to medium density residential development. He noted the RA1 zone is a residential zone, but it also allows some agricultural elements and every lot in the zone is required to be 40,000 square feet. He stated the RA2 zone is also a residential/agricultural zone, but it allows lots down to 20,000 square feet in size. He continued to review the aerial photograph and noted the request for the zone change comes ahead of a request for a lot split; if the zone change is approved, it will be possible for the applicant to divide the large lot into three smaller lots. He noted there is a home and outbuildings located on the property. He reviewed various properties in the surrounding area and noted there is a “mixed-bag” of zoning and parcel sizes in the area and a property zoned RA2 would not be out of character for the neighborhood. He concluded his report by stating staff recommends approval of the application based on the findings listed in the staff report.

[6:37:44 PM](#)

- 2.2 **Applicant's Presentation:** Troy Dana, 1516 Cherry Creek Lane, stated he believes the proposed rezone and development fits in with the area. He stated there are no plans to immediately subdivide the property into three lots and the intent when the property was purchased was to subdivide it into two lots. He stated he has talked to the neighboring property owners and asked if they would like to participate in the zone change and they did not wish to do so at this time. He stated he appreciated Mr. Boles' work in helping him through the rezone application process and he appreciates the Planning Commission's consideration of his application.

[6:39:36 PM](#)

- 2.3 Commissioner Player stated that oftentimes when a lot is subdivided into multiple lots there are issues related to access to the additional lots and he asked if Mr. Dana has given any thought to that issue. Mr. Dana stated he has considered that; prior to purchasing the property he knew that a flag lot would not be ideal on the property and he explained that he has worked with adjoining property owners to widen access points to accommodate future lots. Commissioner Player asked if the driveway would become a private lane to provide access to the additional lots. Mr.

Dana answered yes and noted he understands that he would be required to bear the burden of improving the land and locating necessary utilities and infrastructure there.

[6:41:37 PM](#)

- 2.4 Vice-Chairperson Johnson opened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

[6:42:01 PM](#)

- 2.5 Commissioner Vawdrey asked to review the map of the subject property and the surrounding area. She referenced the future site of a middle school and asked Mr. Boles to identify the location of the local LDS Church building. She then stated that with the construction of the school and the location of the church building the character of Boulter Street will be changing quite a bit. Mr. Boles stated that is especially true for the southern portion of Boulter Street. Commissioner Player stated that change is constant.

[6:43:26 PM](#)

- 2.6 **Motion:** Commissioner Head moved to forward a positive recommendation to the City Council for the Troy Dana Zoning Map Amendment Request by Troy Dana, application 130311-13105S, based on the findings and subject to the conditions listed in the Staff Report dated April 16, 2013. Commissioner Player seconded the motion.

Findings:

1. That Section 9-5-060 of the Draper City Code allows for the amendment of the City's zoning map.
2. That the proposed amendment is consistent with the goals, objectives and policies of the City's General Plan.
3. That all five findings for a zone change, as contained in 9-5-060(e), are satisfied.
4. That adequate facilities and services exist to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.
5. That the proposed zone change is harmonious with the overall character of existing development in the vicinity of the subject property.
6. That approval of the zoning request will not introduce a new standard in the neighborhood.
7. That the proposed amendment would not adversely affect adjacent property or the character of the neighborhood.

[6:43:50 PM](#)

- 2.7 Commissioner Head stated this seems like a fairly straightforward application and it fits with the surrounding area. He stated he sees no reason for the Planning

Commission to decide against forwarding a positive recommendation to the City Council.

[6:44:10 PM](#)

- 2.8 **Vote:** Commissioners Vawdrey, Player, and Head voted in favor of forwarding a positive recommendation to the City Council.

[6:45:02 PM](#)

- 3.0 **Public Hearing: On the request of Steve Ruf, representing TRW, LLC for approval of a Commercial Site Plan in the CC Community Commercial zone to allow construction of an office building at 11910 South State Street. The application is otherwise known as the TRW Building Site Plan Request, Application #130219-11910S.**

[6:45:26 PM](#)

- 3.1 **Staff Report:** Using the aid of a PowerPoint presentation and his staff report dated April 16, 2013, Senior Planner Dan Boles reviewed the details of the proposed application. He stated that the construction of Hoopes Vision has been occurring on the parcel of property north of the subject property for the past year. He stated that this will be the second building in the development on the west side of State Street. He reviewed the map of the area and identified the subject property as well as some of the uses existing on the surrounding properties. He stated the property is currently zoned CC Community Commercial and it allows for office space, which is the primary function of the TRW building to be constructed. He reviewed the aerial photograph of the subject property and referenced some of the features of the property, including a detention basin that will serve the subject property as well as the Hoopes Vision site. He reviewed the actual site plan and noted the applicant is asking for a deviation relative to the required landscaping buffer along Interstate-15; the requirement is for a 10-foot buffer, but at a few points along the property line it will not be possible to meet that requirement. He reviewed the parking area of the site and noted the applicant will provide adequate parking with a total of 43 spaces; the Draper City Municipal Code (DCMC) requires 45 parking spaces with a deviation allowance of 10 percent, so the applicant is meeting the standards of the parking requirements. He then reviewed the landscaping plan and noted the applicant will seek to mirror landscaping on the Hoopes Vision property and that they will use sod in the detention basin. He reviewed the rendering of the building to be constructed on the subject property and stated it is being considered as an extension of the Hoopes Vision site; the Hoopes Vision building did receive a deviation from strict compliance and TRW has agreed to meet the same building materials percentages. He then reviewed photographs of the subject property taken from various angles and he noted where the building, parking, and detention basin would be located on the site. He stated the landscaping is considerable; TRW will provide 39 percent landscaping, which exceeds the 20 percent landscaping minimum outlined in the DCMC. He stated that with all of these factors, staff recommends approval of the application for the deviation from strict compliance for

landscaping and the site plan based on the findings and subject to the conditions listed in the staff report.

[6:51:51 PM](#)

- 3.2 Commissioner Head stated Mr. Boles referenced a deviation relative to the 10 foot landscape buffer requirement and he asked how close the actual building will sit to the property line. Mr. Boles stated that at its closest point on the far northern area of the subject property the building will be 1.4 feet from the property line. Commissioner Head inquired as to the average deviation. Mr. Boles stated he has not figured that, but he would estimate that the average distance from the property line is six feet.

[6:53:22 PM](#)

- 3.3 Commissioner Player stated that he drives through that area very frequently and he has wondered if it would be possible to develop the subject property or if it would simply remain a large detention basin. He stated he thinks it is nice that someone has had a vision for the development of a building that will be accommodated by the site.

[6:53:40 PM](#)

- 3.4 Commissioner Vawdrey stated that Interstate-15 will not be harmed by the proximity of the building to the property line. Commissioner Head asked if there is 60 feet between the interstate and the subject property, to which the applicant answered yes.

[6:54:12 PM](#)

- 3.5 Applicant's Presentation: Jory Walker stated that he is the principal design architect for the project and he is representing TRW this evening. He stated the corners of the Hoopes Vision building are within a foot or two of the property line and the building then angles away from the property line at a greater distance. He stated the applicant has asked for that same consideration in this application. He noted the Utah Department of Transportation (UDOT) has a 60-foot buffer between the freeway and the property line. He stated his thought is that nothing will ever be built in that buffer area and the reason for the City's 10-foot buffer requirement is to protect adjacent properties from one another. He stated that it is not necessary to buffer a permanent 60-foot UDOT corridor. He stated he is seeking to push the building as far back from the street and include as much landscaping as possible. He noted TRW would like for the site to feel like an extension of the park and the percentage of landscaping being provided far exceeds the City's requirements. He stated the site was somewhat difficult to work on and the original concept was for a fast food restaurant or a convenience store, but the ultimate decision was to maximize the look and feel of the site by building this TRW office building. He then stated that the building material Tereneo has been approved in a couple of cities as a replacement for stone because it is ground up stone mixed that is applied in a stucco-fashion. He stated that architecturally it is somewhat "tricky" to use granite or stone on a large building and end up with a nice design. He stated that

use of expensive materials prohibit the use of profiles, shapes, and forms due to the added expense. He stated Tereneo can accommodate for historical detailing that looks nicer while providing a stone appearance. He referenced various projects in the area that have used Tereneo; it is a great way to provide a nice design and keep a project within budget.

6:57:37 PM

- 3.6 Commissioner Player stated the design looks good, but he inquired as to the durability of Tereneo. Mr. Walker stated that it has a 30-year tested life and there are warranties for the product. He reiterated it is a nice, actual stone product and if it is detailed properly it tricks the eye to think it is stone. Shawn Tess stated he is the contractor for the project and he concurred that the product is a proven product that has been in use for a long time. He stated he has never seen it flake from a building or fail. Mr. Walker stated that he is willing to work with staff relative to the design of the building and he reviewed the renderings of the building to highlights the ways he has tried to address the design requirements in the DCMC.

6:59:23 PM

- 3.7 Vice-Chairperson Johnson opened the public hearing; there were no persons appearing to be heard and the public hearing was closed.

6:59:48 PM

- 3.8 Commissioner Player stated he feels the applicant has done a good job working within the constraints of the site. He stated he feels this project will be a good use of the property.

7:00:19 PM

- 3.9 Commissioner Head agreed and stated there are strict limitations associated with the subject property and it will be necessary to consider deviations in order to accommodate any type of development at the site.

7:00:46 PM

- 3.10 **Motion – Deviation from Strict Compliance for Landscaping:** Commissioner Player moved to approve the Deviation from Strict Compliance Request for Landscaping by Steve Ruf, representing TRW, LLC, as a part of application 130219-11910S, based on the findings and subject to the conditions listed in the Staff Report dated April 16, 2013. Commissioner Vawdrey seconded the motion.

Conditions:

1. That all requirements of the Draper City Engineering and Public Works Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the Draper City Building Division are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.

3. That all requirements of the Unified Fire Authority are satisfied throughout the development of the site and the construction of all buildings on the site.
4. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
5. All plans are to be stamped and signed by a professional engineer, registered in the State of Utah with the exception of the landscape plan which is to be stamped by a landscape architect.
6. That an after-hours lighting plan in compliance with City ordinances is submitted prior to the issuance of a building permit.

Findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan by:
 - a. increasing the diversity of business offerings while ensuring the sustainability of the economy and improving general quality of life;
 - b. fostering new and existing economic activities and employment opportunities that are compatible with Draper's lifestyle;
 - c. helping to create a balanced community where residents can live, work and play, and have their essential needs met;
 - d. encouraging development and maintenance of quality development projects;
 - e. supporting the location of regional land uses, such as major employment and mixed-use centers along regional mobility networks;
 - f. relating regional transportation corridors to regional land use intensities and patterns;
 - g. supporting regional land use policies, patterns, and planning;
 - h. encouraging and supporting a diversity of businesses; and
2. The proposed development plans meet the general requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans will not be deleterious to the health, safety, and general welfare of the general public nor the residents of adjacent properties.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

[7:01:22 PM](#)

- 3.11 Commissioner Player stated that if the Planning Commission tried to adhere very strictly to all guidelines for site plans they would be hurting the City. He stated he thinks this application is a good thing.

[7:01:42 PM](#)

- 3.12 **Vote:** Commissioners Head, Player, and Vawdrey voted in favor of approving the request for deviation from strict compliance.

[7:02:05 PM](#)

- 3.13 **Motion – Site Plan:** Commissioner Vawdrey moved to approve the Site Plan Request by Steve Ruf, representing TRW, LLC, application 130219-11910S, based on the findings and subject to the conditions listed in the Staff Report dated April 16, 2013. Commissioner Head seconded the motion.

[7:02:48 PM](#)

- 3.14 **Vote:** Commissioners Player, Head, and Vawdrey voted in favor of approving the site plan.

- 4.0 **Public Hearing: On the request of Todd Meyers for approval of a Commercial Site Plan in the CI Interchange Commercial zone to allow construction of a convenience store with sales of gasoline, diesel and liquid natural gas at 14817 S. Minuteman Drive. The application is otherwise known as the Maverik Site Plan Request, Application #130208-202W. – *This item was not ready for consideration; therefore, it was pulled from the agenda.***

[7:03:30 PM](#)

- 5.0 **Staff Reports:** Staff provided a report regarding the recent action items of the City Council.

[7:10:35 PM](#)

- 6.0 **Adjournment:** Commissioner Player moved to adjourn.

- 6.1 **A voice vote was taken with all in favor. The meeting adjourned at [7:10:43 PM](#)**